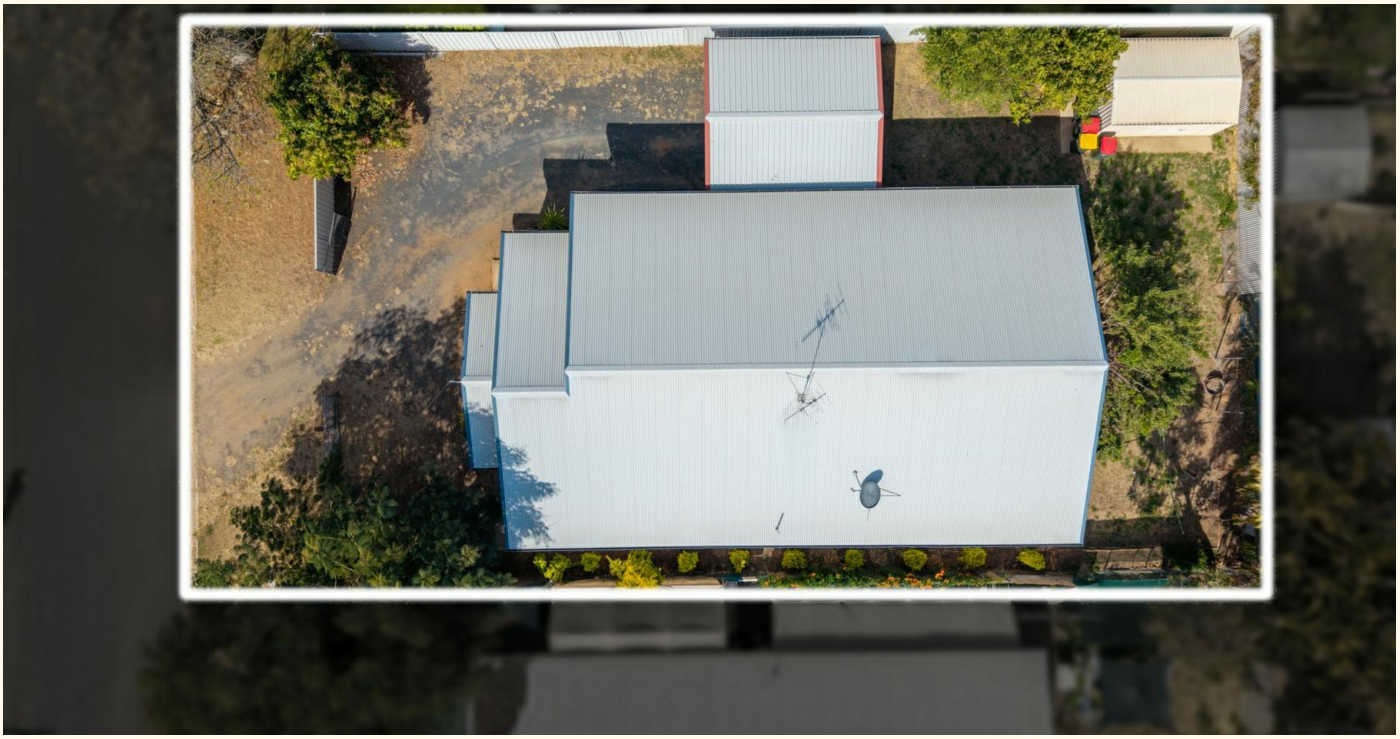








6 Carbeen Place, Emerald

# Spacious Family Living on the Northside

Situated on the north side of town, this spacious low-set home offers a fantastic combination of comfort, functionality and outdoor living, with generous living areas, plenty of space for the family and a large, covered entertainment area perfect for relaxing or entertaining guests.

Property Features:
- 3 bedrooms featuring built-ins
- Master Bedrooms featuring ensuite and walk-through robe
- Split-system air conditioning
- Large rumpus room with built-in bar
- Good-sized lounge room
- Separate dining room
- Spacious kitchen with plenty of bench space
- Large covered outdoor entertainment area
- 6m x 3m garden shed
- Fully fenced
- Double-bay covered carport
- Rates Notice $3,940.32 p/a Approx.
- Built-in 2000

Rental Information:
- 5.593% Gross rental yield

4 2 2

**FOR SALE**
PRICE REDUCED TO $549,000

**VIEW**
By Appointment

**AGENTS**
Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

**AGENCY**
LJ Hooker Emerald
(07) 4987 5355

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

- 12 Month lease
- Lease end 30/07/2027
- Rental income $640.00 p/w
- Last rental increase 22/07/2025

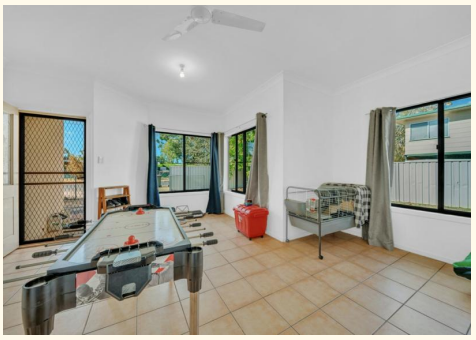
Located on the popular north side of Emerald, this is a property that offers space, convenience and plenty of potential to make it your own. Don't miss the opportunity to inspect this spacious family home. Contact LJ Hooker Emerald today to arrange your inspection.

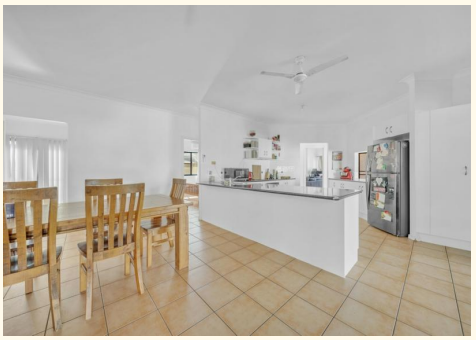
Disclaimer we have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.

## MORE DETAILS

| | |
|---|---|
| Property ID | WSZFJ0 |
| Property Type | House |
| House Size | 182 m2 |
| Land Area | 680 m2 |
| Including | Ensuite |
| | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |











**Brenda Logovik 0418 711 507**
Principal | Licensee | Sales Specialist |
blogovik.emerald@ljhooker.com.au

**LJ Hooker Emerald (07) 4987 5355**
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